

**DRAFT MINUTES\***

Special Joint City/County

Commissioner Meeting

Tallahassee, Florida

October 14, 2004

Cycle 2005-1 Amendments

2010 Tallahassee-Leon County Comprehensive Plan

The City Commission met in special joint session on October 14, 2004, in the City Hall Commission Chamber with City Commissioners Marks, Katz, Lightsey and Mustian, and County Commissioners Sauls and Rackleff present. Also present were Assistant City Attorney Hurst and Assistant County Attorney Suzanne VanWyk.

Mayor Marks called the meeting to order at 6:05 p.m. and determined from Assistant City Attorney Hurst that the City Commission had a quorum while the County Commission did not yet have a quorum.

County Commission Chairman Sauls assumed the Chair and opened the floor for public comments.

(Commissioners Grippa, Winchester, Maloy, and Thael arrived, therefore there was a quorum for the County Commission.)

Planner Fred Goodrow announced the purpose of this meeting was to receive public comments on the Proposed Cycle 2005-1 Amendments to the Tallahassee-Leon County Comprehensive Plan, and advised that the County Commission would consider these amendments at a workshop on October 26, the City Commission would consider the same amendments at a workshop on November 4, there would be a subsequent joint workshop on November 18 and the next joint public hearing on these amendments would be held on December 9, 2004 at 6:00 p.m. in the City Hall Commission Chamber. He reviewed the agenda and the procedures for speaker appearances, and requested that speakers limit their comments to no more than three minutes.

Planner Kristen Andersen presented the proposed amendments as follows, taken out of order, and announced the speakers.

**Amendment #2005-1-M-001**

*A proposed map amendment change from Rural to Mixed Use A for 1.09-acre parcel on Deer Lake East in the Golden Eagle Area of Killeam Lakes and to extend the Urban Service Boundary to include this parcel (Roger K. Hobbs/Twin Action Properties application). Planning staff and the Local Planning Agency (LPA) recommended denial of this amendment.*

Mr. Michael Scibelli, 3005 Trestwick Way, representing Post Buckley Schuh & Jernigan (PBS&J), appeared before the Joint Commission in support of Amendment 001 and stated that the original intent was to develop the parcel with a small office, which had been switched to Residential and later switched to a Neighborhood Boundary land use with a Neighborhood

Office Boundary zoning category, for the development of a realty type office of no more than 5,000 sq. ft. He advised that the homeowners association was better satisfied with an office use than a residential use, and he stated that the owner was willing to self restrict with the association to not build residential on that parcel.

County Chairman Sauls inquired as to the staff's recommendation, and Planner Dan Lucas advised that the Local Planning Agency (LPA) recommended denial of the Mixed Use A proposal. He stated that the LPA had not yet made a recommendation on the Neighborhood Boundary, but would provide that information in time for the workshop.

Commissioner Lightsey suggested that public comments be taken next on those amendments requiring a change in the Urban Service Area (USA) boundary, and the Joint Commission concurred.

### **AMENDMENT #2005-1-M-013**

*A proposed map amendment change from Rural to Urban Fringe on approximately 745 acres located south of Blountstown Highway, east and south of Silver Lake Road (Leon County application for the Residential Land Availability & Affordability (RLAA) Citizens Committee). Planning staff and the LPA recommended denial of this amendment.*

Mr. Charles E. Abell, 8335 Ice Hockey Lane, appeared before the Joint Commission in opposition to Amendment 013, noting that for 22 years he had resided at his current address, located off of Silver Lake Road. He advised all of the residents were on wells and septic tanks, and if a sand pit and housing subdivision was developed on the subject property as planned, the environment would be destroyed and his well and septic tank could be adversely impacted.

Mr. Larry Tudor, 8004 Earth Way, appeared before the Joint Commission in opposition to Amendment 013 and stated that he and his wife owned property at 8150/8154 Sugar Sand Trace. He discussed their objection to the proposed sand mine operation and housing subdivision on land that included part of the Lake Bradford Chain of Lakes, based on adverse impacts to the groundwater as there was no central water or central sewer.

Mr. Tudor submitted a petition, with 324 signatures, opposing Amendment 013. *(A copy of this petition has been placed on file in the Office of the City Treasurer-Clerk.)*

Ms. Lorraine Tudor, 8004 Earth Way, appeared before the Joint Commission in opposition to Amendment 013, and stated that the Sugar Sand Trace property that she and her husband owned was located adjacent to the 745 acres proposed for change with this amendment. She emphasized there was no infrastructure in the area and none planned to meet the proposed housing development, there was no fire protection, the Fort Braden School was already at capacity, and stated that Silver Lake Road was a narrow, winding road, which could not handle the proposed density.

Ms. Jeannie Hardy, 1710 Silver Lake Road, appeared before the Joint Commission in opposition to Amendment 013 and stated that any new children in the neighborhood were bused to other schools because the Fort Braden School was capped. She also opined that additional traffic on Silver Lake Road would add to the existing traffic congestion with numerous logging trucks and dump trucks using that roadway to access the national forest and two existing sand mines in the area.

*(See additional speaker later in the meeting.)*

#### **AMENDMENT #2005-1-M-004**

*A proposed map amendment change from Recreation/Open Space to Central Urban on 0.175 acres located at the end of Myers Park Lane, which also would entail a zoning change from Residential Preservation 2 to Central Urban (City of Tallahassee application). Planning staff and the LPA recommended approval of this amendment.*

Mr. Jeff Danese, 601 E. Seaboard Street, appeared before the Joint Commission in opposition to Amendment 004 based on the density it would allow, i.e., up to 85 units. He inquired as to whether some oversight was required for the development of the property in terms of ensuring that the architectural plans would be consistent with the existing neighborhood, which he described as primarily older wooden houses, and when the amendment was scheduled for approval.

Commissioner Lightsey clarified that the property was located in the Smokey Hollow area and although the City was the applicant, the amendment had been filed at the request of the property owner.

Director of Planning Wayne Tedder advised that the final public hearing and a decision on the transmittal of the amendments to the Florida Department of Community Affairs (FDCA) were scheduled for December 9, 2004. He indicated staff would provide Mr. Danese with some background information on this amendment.

Mr. Calvin Sherman, owner of the amendment property, appeared before the Joint Commission in support of Amendment 004 and explained that the amendment would carry out the City's agreement to provide access to the remainder of his property so that there would be no split zoning.

#### **AMENDMENT #2005-1-M-006**

*A proposed map amendment change from Residential Preservation to Mixed Use A on 2.37 acres located on the north side of Talpeco Road, between North Monroe Street and Old Bainbridge Road (Daniel & Angela Cooksey application). Planning staff and the LPA recommended denial of this amendment.*

Mr. Jim Cavanagh, 3950 Bellac Road, appeared before the Joint Commission and stated that he was a member of the City-County Citizens Water Resource Committee, which had submitted written comments to the Commissions. He stated his personal opposition to Amendment 006 based on his concern that this amendment would create a commercial corridor and increase stormwater runoff that could adversely impact adjacent property that he and his wife owned at the junction of Talpeco and Old Bainbridge Road. Mr. Cavanagh described their property as being particularly sensitive as it included the only designated Star Preservation ravine in the northwestern part of the County, i.e., a pristine forest with severe slopes and a creek ending at a five-acre pond near his house, which eventually drained into the Fred George Sinkhole. He opined that this property was in the most sensitive basin in the County as all of the stormwater from the land above his property ran untreated into this ravine.

#### **AMENDMENT #2005-1-M-008**

*A proposed map amendment change from Urban Fringe to Mixed Use A on approximately 116 acres located on Buck Lake Road west of Chaires Crossroad and east of Hill N Dale Drive South (J-II Investments, LP application). Planning staff and the LPA recommended denial of this amendment.*

Mr. Gary Lloyd, 1922 Mallory Square, representing the Big Bend Sierra Club, appeared before the Joint Commission in opposition to Amendment 008. He described the property as being entirely surrounded by Urban Fringe and urged denial of the amendment.

#### **AMENDMENT #2005-1-M-009**

*A proposed map amendment change from Urban Fringe to Mixed Use A for approximately 97 acres located on Old St. Augustine Road to the east and south of Calle de Santos, which would also require expansion of the USA (Johnny & Kristina Petrandis application). Planning staff and the LPA recommended denial of this amendment.*

County Commissioner Rackleff ascertained from staff that this was the third submittal of this amendment and he questioned the propriety of allowing this amendment back through the amendment cycle process with essentially no change. Planner Russell Snyder clarified that the first amendment submittal had been limited to the northern parcel and the second submittal had been withdrawn late in the amendment cycle prior to the adoption of a new policy prohibiting an applicant from resubmitting an amendment in the next amendment cycle.

County Commissioner Grippa requested a legal opinion on this question, and Assistant City Attorney Hurst confirmed that this amendment was procedurally correct and the new policy would keep it out of the next amendment cycle.

Mr. Fred Gorman, 3925 Calle de Santos, appeared before the Joint Commission and objected to Amendment 009. He advised that the Save Wakulla Springs Committee and the City-County Water Resources Committee had previously recommended denial of this amendment.

Ms. Jan Rodemerk, 8333 Old St. Augustine Road, appeared before the Joint Commission and stated her objection to Amendment 009, noting that this was her third appearance in opposition to this amendment based on concerns with density, stormwater, traffic and the lack of infrastructure. She pointed out the property owners had the option of developing this property under the existing Urban Fringe land use category.

Ms. Brenda DeVolentine, 3921 Calle de Santos, appeared before the Joint Commission and expressed appreciation for the time and effort expended by the Commissioners in considering these proposals. She discussed her objection to Amendment 009 because the proposed density was too intense for the subject property, located five miles outside of the City limits, and it would allow development that would be incompatible with the existing land uses surrounding the property. Ms. De Volentine observed that this proposed amendment was not much different from the previous two times the amendment had been denied and she requested that this amendment be denied.

Ms. Jean Stimel, 3945 Calle de Santos, appeared before the Joint Commission and objected to Amendment 009. She stated that her back yard abutted this amendment property and she requested denial of the amendment.

Mr. Randy Crowson, 8724 Salamanca Court, appeared before the Joint Commission, and urged denial of Amendment 009 for all of the reasons outlined by Planning staff and the LPA. He also discussed his concern that with the existing right-of-way to the property there was potential for the owners to develop this property with a mobile home park under the current Urban Fringe zoning, as this developer had a history of doing in Leon County, and he urged the Commissions to give this and other matters serious consideration when the could potentially adversely impact existing neighborhoods and lower property tax revenues.

## **AMENDMENT #2005-1-M-010**

*A proposed map amendment change from Residential Preservation and Mixed Use A to Residential Corridor on approximately 56.85 acres located near the intersection of Dempsey Mayo Road and Mahan Drive, which would not entail a zoning change (Planning Department application). Planning staff and the LPA recommended approval of this amendment.*

Ms. Andersen advised that Amendments 010, 011, 012 and 030 would partially implement the Mahan Drive Corridor Plan.

Ms. Zoe Kulakowski, 1320 Blockford Court West, appeared before the Joint Commission and stated her objection to Amendments 010, 011, 012 and 030. She discussed her opposition based on the recent widening of Mahan Drive to accommodate traffic already permitted on the east side of the city and the fact that Mahan Drive could not handle the additional traffic from the increased density allowed by these amendments, and because the Florida Department of Transportation (FDOT) had not yet scheduled the widening of Mahan Drive all the way to Interstate 10 through the year 2009. Ms. Kulakowski pointed out the existing houses were on septic tanks and wells, and she advised that because a market analysis conducted by Welaunee had indicated that the market would not meet its approved density, Welaunee was scaling back its development. She opined that the density proposed with this amendment was also too great, and she also discussed the lack of school capacity in the area.

County Commissioner Rackleff clarified that these amendments followed a long-range plan for future development in an attempt to prevent piecemeal rezonings in the Mahan Drive Corridor.

Mr. Bill Smith, 5500 Torraine Drive, President of the Lafayette Oaks Homeowners Association, appeared before the Joint Commission and stated that he was also a member of the Save Our Gateway Board of Directors. He stated their opposition to Amendments 010, 011 and 012, and discussed their vision for the Mahan Drive Corridor as protecting it as a pristine entrance into the City while also maintaining its primarily Residential Preservation character.

County Commissioner Rackleff briefly discussed his position that there was a need for some kind of orderly growth in the area, and he suggested the need to either postpone consideration of these amendments or re-evaluate the Mahan Drive Corridor Plan.

Mr. Smith acknowledged the need for good planning and cited Thomasville Road as a desirable example for replication on Mahan Drive.

County Commissioner Grippa discussed the importance of ensuring that the correct plan was in place for the Mahan Drive Corridor, and he suggested that the staff meet with the neighborhood representatives on this issue.

Mr. John Corbin, 2222 N. Arendell Way, Chair of the Save our Gateway Group, appeared before the Joint Commission and discussed the group's firm opposition to Amendments 010, 011, 012 and 030. Noting that this group was comprised of representatives from many of the eastern communities, including Thornton Road, Eventil Hills, Lafayette Oaks, Mahan Drive, Buck Lake Road, the Vineyards, Highland, Arendell, Lafayette Estates and others, he stated that a poll of the group's membership had reflected nearly unanimous opposition to these amendments, and he stated that petitions had been submitted to the Planning Department opposing these amendments and documenting the objections of homeowners in the area. Mr. Corbin cited concerns with inadequate infrastructure, overcrowded

schools, preservation of existing residential, existing wildlife habitats, unwanted changes being imposed on the community by the government, and he requested that the community be allowed to participate in planning for future development in the area.

#### **AMENDMENT #2005-1-M-011**

*A proposed map amendment change from Residential Preservation to Residential Corridor and Residential Corridor Node on approximately 80 acres located near the intersection of Edenfield Road, Highland Drive and Mahan Drive (Planning Department application). Planning staff and the LPA recommended approval of this amendment.*

Mayor Marks announced the need to leave early, and he left the meeting at 7:04 p.m.

Mr. Sam McArthur, 1620 Highland Drive, appeared before the Joint Commission and stated his opposition to Amendments 010, 011, 012 and 030. He discussed his concern with the incompatibility of the amendment proposal with the surrounding neighborhoods, and urged the Commissions to preserve the neighborhoods in this area.

Col. Calvin A. Winter, 1601 Highland Drive, appeared before the Joint Commission and objected to Amendment 011.

Mr. Jerry Phillips, 5028 Mahan Drive, appeared before the Joint Commission and objected to Amendments 010, 011, 012 and 030. He described the location of his property directly across from the Amendment 011 property, and discussed his objection to government telling the homeowners how their area would change. Mr. Phillips noted that Amendment 008 had been recommended for denial based on the lack of transportation and school capacity, and that same lack of infrastructure was applicable to Amendment 011. He stated that his parents, who resided at 5022 Mahan Drive, also objected to these amendments.

Mr. John Corbin re-appeared before the Joint Commission and reiterated his objection to Amendment 011. He discussed his desire for growth to be compatible with the existing neighborhoods and requested that the neighbors be given an opportunity to participate in developing a plan for future development, including residents of Thornton Road, Eventil Hills, Lafayette Oaks, Mahan Drive, Buck Lake Road, Vineyards, Highland, Arendell, Lafayette Estates and others.

County Commissioner Rackleff observed that a total of 1,342 housing units were allowed under the existing land use for Map Amendments 010, 011 and 012, and he suggested that a planning effort be made for that level of density. Mr. Corbin indicated his support for that suggestion, and he recommended some modification of the plan.

**City Commissioner Lightsey requested that the staff provide the City Commission with the executive summary of the Mahan Corridor Study prior to the City's workshop on these amendments. She also requested an overview map showing all of the intersections, an explanation of the rationale for the incursions into the Residential Preservation areas extending two parcels deep at times, and information on how the zoning maps referenced in Text Amendment 030 would accompany these amendments and if they provided for the lowest density uses to abut the residential areas.**

**County Chairman Sauls directed that the staff also provide the City Commissioners with copies of the Mahan Corridor Study report as well.**

#### **AMENDMENT #2005-1-M-012**

*A proposed map amendment change from Residential Preservation, Mixed Use A and Government Operational to Residential Corridor on approximately 130 acres located near the intersection of Thornton Road and Mahan Drive (Planning Department application). Planning staff and the LPA recommended approval of this amendment.*

Ms. Andersen advised that she had met with neighborhood representatives and had developed an alternative amendment request that scaled back the amendment area. She stated that this alternative amendment would be distributed to the Commissioners with the agenda materials for the upcoming workshops.

Mr. Herb Rosinsky, 2413 Arendell Way, appeared before the Joint Commission and discussed his opposition to Amendment 012, which he depicted as being adjacent to his property with no buffer. He described how the proposed amendment would have a dramatic impact on his neighborhood by significantly increasing the density and traffic congestion, and he presented a petition, signed by 25 homeowners from Arendell Hills, opposing Amendment 012 as well as Amendments 010 and 011. *(A copy of this petition has been placed on file in the Office of the City Treasurer-Clerk.)*

County Commissioner Thael confirmed with Mr. Tedder that all of the lots adjacent to Arendell properties had been deleted from Amendment 012 so that all of the properties on the west side of Thornton would remain Residential Preservation. Brief discussion continued in this regard and Ms. Andersen clarified that the area adjacent to the current Interchange Commercial zoning would remain in the amendment.

Mr. Corbin re-appeared before the Joint Commission and emphasized the residents' desire for input on land use planning changes.

*(See additional speaker on Amendment 012 later in the meeting.)*

At this point, Ms. Andersen announced another speaker on Amendment 013.

#### **AMENDMENT #2005-1-M-013 Continued**

Ms. Janice Jones, 2452 L W Barfield Road, appeared before the Joint Commission and objected to Amendment 013. She described Silver Lake Road as narrow and winding, with no room for turning, no room for additional traffic and with a day care center, and she questioned why the Silver Lake Road residents had not been notified of the intent to bring this amendment forward.

County Chairman Sauls clarified that the amendment had not been initiated by the County, but had been initiated by the RLAA Citizens Committee.

County Commissioner Thael acknowledged this was a very constrained area. He emphasized that the County Commission had not brought this amendment forward.

Mr. Tedder clarified that this amendment, along with a number of other amendments, had been put through by the County but were formulated by the RLAA Citizens Committee.

At this point, Ms. Andersen announced another speaker on Amendment 012.

## **AMENDMENT #2005-1-M-012 Continued**

Mr. Rob Swearingen, 5159 Ile de France Drive, appeared before the Joint Commission and discussed his opposition to Amendment 012. He objected to planning for a higher density and requested that the people living in the area be given an opportunity to work on the development plan for the area. Mr. Swearingen also objected to the "adjacency clause" in Text Amendment 030, because it would allow commercial or high density uses backed up to Residential Preservation.

Mr. Tedder advised that Ms. Andersen would be meeting with representatives of two neighborhoods the following week and would provide the Commissioners with additional information for their workshops.

Commissioner Lightsey stated that the study information on the Woodville and Silver Lake properties should have been provided to the elected officials prior to this meeting, and she stated that as a procedural issue, it was advisable to have a public hearing any time there was a corridor study or any study requiring significant changes to underlying land use zoning. She **suggested the need for a policy of taking public input before the City Commission on such studies before the studies were adopted and prior to taking related amendments to the elected officials.** Commissioner Lightsey pointed out the City Commission had not seen the Mahan Drive Corridor Study, and she stated that she had not supported the City Commission sponsoring those amendments initiated by the RLAA Citizens Committee because those amendments had been prepared by people who did not live in the impacted areas.

County Commissioner Thael emphasized his surprise and distress that no representatives of the RLAA Citizens Committee were present to defend their amendments.

Commissioner Lightsey opined that this was a predictable outcome and was the reason the City Commission had taken a position that the Committee's recommendations needed to be discussed in a workshop setting before the City Commission took any position.

## **AMENDMENT #2005-1-M-014**

*A proposed map amendment change to extend the Urban Service Area (USA) boundary to the Woodville Rural Community (Leon County application for the RLAA Citizens Committee). Planning staff and the LPA recommended denial of this amendment.*

Ms. Debra Lewis, P. O. Box 401, Woodville, FL, appeared before the Joint Commission in support of Amendment 014. She stated that she and her husband owned businesses in the area and they had been surprised to receive information that central sewer was proposed for the Woodville area, and they had been unable to develop some commercial property over the years because central sewer was not planned for that area. Ms. Lewis stated that they had also been surprised that this amendment was proposed by someone other than Woodville residents, but emphasized that they would welcome central sewer for the Woodville area.

County Chairman Sauls advised that she had met with Woodville community representatives concerning this issue earlier in the week, and a representative from the City had indicated that the City was undertaking a sewer study and until that study was complete the City would not know if central sewer would be extended to Woodville. She opined that this amendment was premature until that information was available.



Mr. Paul Johnson, 537 Hickory Wood Drive, Crawfordville, FL, representing the Save Wakulla Springs Committee, appeared before the Joint Commission in opposition to Amendments 014, 015, 031 and 033. He opined that the extension of central sewer to the Woodville area was far out in the future, and emphasized the importance of protecting the groundwater. Mr. Johnson stated that the Water Resources Citizens Advisory Group had recommended denial of these amendments, and he suggested that the expiration of the existing 2010 Comprehensive Plan would be an appropriate time to consider this type of change for housing and business into the Woodville area of Leon County. He urged denial of these amendments or any major amendments within the Woodville karst plain.

County Commissioner Thael clarified that the RLAA Citizens Committee that brought these amendments was not a Tallahassee Chamber of Commerce committee. He stated that the Committee was an ad hoc group of individuals who worked together on a way to generate more affordable lots particularly for single-family housing.

Mr. Johnson opined that a lot of land remained available in the County in different zoning categories that could be developed with infill housing.

**County Commissioner Thael requested that the staff provide a report on the tax implications of this amendment to the property owners in Woodville.**

Commissioner Lightsey clarified that the City was in the process of updating its Water and Sewer Master Plan to see how much capacity remained at the City's sewage treatment plants and whether the system could be expanded in the future. She explained that this was a routine process and it was not driven by these proposed amendments, and she advised that Planning staff was currently developing an infrastructure phasing plan to describe how and when those lands already inside the existing USA could receive central services. Commissioner Lightsey noted that several of the proposed amendments would expand the USA when staff had not yet reported on how the existing USA lands could be served with central sewer and water. She acknowledged that urban level densities, regardless of location, needed these kinds of services, regardless of whether they were provided by the City or some other provider.

County Commissioner Sauls observed that the City representative had done a good job of explaining the situation.

City Commissioner Lightsey acknowledged that the Water & Sewer Agreement between the City and the County was also at the point of being updated.

Ms. Andersen announced that Amendments 015 and 016 were related.

#### **AMENDMENTS #2005-1-M-015 AND #2005-1-M-016**

*Amendment 2005-1-M-015 was a proposed map amendment change from Rural to Mixed Use B on approximately 4,336 acres located east of Southwood and on the north and south sides of Old St. Augustine Road, and would move the USA boundary to the east to incorporate the amendment site. Amendment 2005-1-M-016 was a proposed map amendment change to move the USA boundary to include the Grassroots Community located on the north side of Old St. Augustine Road, and would re-designate the current Residential Preservation Overlay and underlying Rural land use category to the Residential Preservation land use category (Leon County applications for the RLAA Citizens Committee). Planning staff and the LPA recommended denial of both of these amendments.*

Ms. Andersen advised that Amendment 016 encompassed the Grassroots Community located inside of the area encompassed by Amendment 015.

County Commissioner Thaeli inquired as to whether the property owner had requested this change, and Ms. Andersen replied in the negative. She advised that Planning staff and the LPA had recommended denial because representatives of the owner, St. Joe Company, had indicated they had no interest in developing this property within the next five years although they might be interested in developing a portion of the land north of Old St. Augustine Road as well as an area southwest of Southwood.

Mr. Tedder advised that a map was attached to Amendment 015 reflecting the area that St. Joe Company was interested in developing.

Utilizing video graphic aides, Ms. Andersen depicted the amendment areas.

Commissioner Lightsey questioned why St. Joe Company had not filed an amendment for the areas it was interested in developing, and Ms. Andersen stated that its intent had been to file an amendment in January 2005.

County Commissioner Thaeli ascertained that the consensus of the County Commission was to support the denial of these amendments.

Mr. David Cox, 2395 Copacetic Way, appeared before the Joint Commission and ascertained that the denial of these amendments would not eliminate the future potential of development of 614 acres in this area by St. Joe Company.

Mr. Tedder clarified that both the City Commission and the County Commission would vote on these amendments at another time.

Mr. Pat Seery, 2432 Grassroots Way, representing the Grassroots Community off of Old St. Augustine Road, appeared before the Joint Commission and read the following from a letter from Attorney Ken Goldberg into the record:

I am writing this letter for and on behalf of the Grassroots Community Membership Association (GCMA), to state our strong objection to proposed Amendments 2005-1-M-015 and 2005-1-M-016 to the Comprehensive Plan. On October 5, 2004, the Planning Commission unanimously recommended denial of these amendments. We hope you will adopt their recommendation.

Amendment 015 proposes a drastic increase in the size of the Urban Services Area and the density on the St. Joe land that surrounds/abuts GCMA's low-density, rural community, north of Old St. Augustine Road, and south of Apalachee Parkway. The Grassroots Community is designated as a Residential Preservation Area and has a built-out density of less than 1 unit per acre. The surrounding rural area is presently restricted to a density of 1 unit per 10 acres, and has been enjoying an agricultural tax exemption for many years based, in part, on this density. Amendment 015 proposes a potential density increase to, the most recent figure is 16 units per acre on these 4,336 acres of rural lands, now down to 600 and whatever it is, no reasonable justification has been provided for this amendment, which is contrary to the most basic planning principles for responsible, orderly growth.

The Development Order for the Southwood Planned Unit Development contemplates a 20-year built-out for more than 3,000 acres. Grassroots Community was actively involved in the negotiations that resulted in the final agreed upon language for the approved Southwood development. We negotiated language that addressed the size and the phasing of the project, and the road impacts on Old St. Augustine Road. Our major concerns then and now are protection of the scenic and rural quality of the historic Old St. Augustine Road, traffic safety and neighborhood compatibility with future development. The proposed amendments would completely undermine those agreements and the character of this area.

Given the historical rate of growth of Leon County, there is no reason to increase the size of the USA or to increase densities at the levels proposed for Amendment 015. The rationale being espoused for the amendments is that it is necessary to promote and support infill development, which will in turn make land more affordable in Leon County. This rationale is faulty in at least two respects. First, increasing the size of the USA will not promote infill development but will rather foster urban sprawl that will increase future development costs. If the intent of Amendment 015 is to make more land available for development by encouraging infill development, as has been represented, then the USA should be decreased in size, not increased. Decreasing the size of the USA will promote the built-out of the vacant land not presently being developed in the existing USA and will provide the incentives necessary to promote the infill development that Amendment 015 purports to seek. Second, regarding the assertion that providing more land at higher densities in an expanded USA will create more affordable housing, that assertion is simply not credible. Affordable housing is achieved through local, state and federal incentives, not through the conversion of over 4,000 of rural land to urban densities. There are no commitments regarding land prices or the provision of affordable housing within the area proposed for expansion by Amendment 015. There is no evidence that expanding the USA by 4,000 acres will decrease the cost of land in Leon County. Moreover, since the land proposed for this 2,000% increase in density is owned by a single entity, we find the assertion that Amendment 015 will increase the affordable housing in Leon County specious and the assumptions on which Amendment 015 is based self serving and seriously flawed.

Finally, Amendment 016 proposes to change Grassroots Community from RPA/Rural to Mixed Use B within the USA. No property owner within this community asked for this change, and we do not agree or want to be included in the USA. We fought long and hard to establish the RPA category and to be included within the category at the low-density we have imposed upon our own subdivision. We find it very troubling that no City or County representative contacted any resident in the Grassroots Community before proposing either of these amendments. GCMA has no interest in becoming part of the USA, and opposes being included within this expanded area.

Accordingly, we strongly urge you to accept the recommendations of the Planning Commission regarding Amendments 015 and 016, and deny the proposed expansion of the USA in our area until the terms and conditions of the Southwood Development Order are fully and completely realized. We also urge you to reject Amendments 015 and 016 until the data and analysis are provided that reasonably justify the dramatic increase in the size and density of the USA that is being proposed.

County Commissioner Thael recalled that bringing the original Southwood property into the USA had required years of debate, community dialogue and negotiation, and he noted that the subject property was almost as large as Southwood. He expressed severe surprise that no representative of the applicant was present to advocate for these amendments, and he thanked the members of the Grassroots Community for their attendance, emphasizing his intent to strongly oppose these amendments.

Ms. Roseanne Wood, Rosewood Way, appeared before the Joint Commission and, noting that the LPA had proposed a possible alternative amendment for the next cycle, questioned if such amendment could be brought back again by some committee or if it would have to be submitted by the property owner. She pointed out a large number of people had gone to a lot of trouble to oppose these amendments, which had been submitted through a committee that the County Commission had indicated it had not sponsored, and she also expressed hope that the Grassroots Community property owners would be notified of such amendments in the future.

County Commission Chairman Sauls expressed the opinion that any future amendment for this area should be submitted by the property owner and County Commissioner Rackleff indicated his concurrence.

Brief discussion focused on process and Mr. Tedder clarified that anyone could submit a text amendment while the staff and the City or County could submit map amendments. He stated that the staff's position was that the most logical area that could be brought inside the USA in terms of amenities or facilities provided, would be the area between St. Augustine Road and Apalachee Parkway as well as south of Capital Circle, but he acknowledged the County Commissioners' indication that the applicant would have to be the property owner.

Mr. Paul Johnson reappeared before the Joint Commission and clarified his objection to any modification of Amendment 015. He opined that it would be procedurally inappropriate for the Commissions to consider this amendment in the event St. Joe made a decision to develop the area.

#### **AMENDMENT #2005-1-T-026**

A proposed text amendment to create a development alternative allowing low-density residential estate lots on up to 800 acres of the heel of the Welaunee Critical Planning Area (CPA). The tract would remain Mixed Use B, and there would be no amendment proposed to the Future Land Use Map in conjunction with this amendment.) (Applicant: City of Tallahassee). Planning staff and the LPA recommended approval of this amendment.

Ms. Andersen advised that Amendments 2005-1-T-028 and 029 had been withdrawn, and were replaced with Text Amendment 026, which created an alternative development proposal for these 800 acres.

Mr. Gary Lloyd, 1922 Mallory Square, representing the Big Bend Sierra Club, reappeared before the Joint Commission and urged denial of Amendment 026, as Welaunee should not be exempted any more than any other area of the County. He stated the Sierra Club's position that the natural features inventory (NFI) was essential in ensuring appropriate development.

Mr. Lloyd also objected to receiving no notice of the withdrawal of Amendments 028 and 029 and replacement with this alternative Amendment 026.

County Commissioner Thael suggested that in future the staff notify any announced opposition of amendment withdrawals, and County Commission Chairman Sauls inquired as to whether that would place any undue burden on the staff.

Mr. Tedder advised that withdrawn could be placed over the items when the meetings were advertised. He further advised that the Planning Department's web page was kept very up to date as well.

Commissioner Lightsey requested clarification of the revised Amendment 026.

Planner Russell Snyder advised that Amendments 028 and 029 had been withdrawn, as they were no longer necessary because an agreement had been reached with the applicant for a NFI and a comprehensive stormwater management master plan for the toe area of Welaunee. He stated that Amendment 026 would remain in the same land use designation, and provides for an alternative development in the heel area of Welaunee.

Commissioner Lightsey stated her understanding that a NFI and a comprehensive stormwater management plan was required for the entire area, and she questioned why that language was not needed in Amendments 028 and 029. Mr. Snyder explained that the alternative development plan was for development of the heel area with 800 one-acre lots, for

which the Comprehensive Plan would not require a NFI or a comprehensive stormwater management plan.

Commissioner Lightsey expressed surprise that she had not been informed on this alternative agreement. She confirmed with staff that Amendment 026 as currently presented provided for a lesser density with less off-site impacts, and additionally, the City would acquire a portion of the land and remove it from the development proposal, both resulting in overall lower density and intensity so that there would be less impact on Miccosukee Road.

Mr. Snyder explained that negotiations had been ongoing with Welaunee until agreement was reached earlier that day.

City Commissioner Lightsey and County Commissioner Thael requested that the staff brief them on this issue outside of this meeting.

County Commissioner Rackleff ascertained from Assistant City Attorney Hurst that the Welaunee development plans continued to include Welaunee Boulevard at such time as higher density development occurred in the toe portion of the property.

Assistant City Attorney Hurst clarified that this Amendment 026 did not change the higher density development plan for the toe portion of the Welaunee CPA. She stated that the amendment presented an alternative plan for the heel portion of the property.

County Commissioner Rackleff observed that the delays in developing these St. Joe and Welaunee properties indicated that the market did not support their development, contrary to what had been reported by the RLAA Citizens Committee.

#### **AMENDMENT #2005-1-T-030**

*This proposed amendment would partially implement the recommendations found within the Mahan Drive Corridor study by creating two new future land use map categories applicable within the Mahan Drive Corridor only (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval of this amendment.*

Mr. Sam McArthur, 1620 Highland Drive, reappeared before the Joint Commission and discussed his objections to Amendment 30 and the map amendments that it would create within the Mahan Drive Corridor. He stated that this amendment's removal of the adjacency clause from the Residential Preservation zoning district (page 7 of Amendment 030) would take away rights from the entire County because it allowed 25% higher density on properties that were adjacent to RP zoned properties, applicable Countywide. Mr. McArthur objected to the village concept at Highland and Edenfield that had been described by a Genesis representative at the March 23, 2004 County Commission meeting, which he envisioned as similar to Kerry Forest Parkway/Thomasville Road, and stated that he and his neighbors would prefer a Mahan Corridor like Thomasville Road.

Commissioner Lightsey clarified for the record that she had requested that both the City Commission and the County Commission conduct a public hearing before adopting any corridor study with significant land use changes, and she had stated the City's position of needing much more discussion of the RLAA Citizens Committee's recommendations before endorsing bringing the Committee's amendment proposals forward. She emphasized that the City Commission had never discussed the amendments proposed by that Committee.

Mr. Tedder advised that staff had also presented policies requiring land development code changes pursuant to Amendment 030, and he encouraged review of the zoning districts that would be proposed to implement these future land use categories. He discussed the limitations of the land development code, i.e., allowing 4,000 sq. ft. of commercial per parcel and 8,500 sq. ft. per acre, no apartments, very limited non-residential in the node with design standards.

Mr. John Corbin, 2222 N. Arendell Way, reappeared before the Joint Commission and stated his objection to Amendment 030, as it was unnecessary for obtaining some of the desired objectives. He ascertained from staff that the scheduled meetings on these amendments included a County Commission Workshop on October 26, a City Commission Workshop on November 4, and a Joint Commission Workshop on November 18, 2004.

#### **AMENDMENT #2005-1-T-031**

*A proposed text amendment to update the description of the Woodville Rural Community (WRC) and increase its allowable residential density from 4 to 6 dwelling units per acre, if Amendment 2005-1-T-014 is approved and the WRC is included in the urban services area (Leon County application on behalf of the RLAA Citizens Committee). The Planning staff recommended approval if companion Amendment 014 is approved, and the LPA recommended denial.*

Mr. Paul Johnson, representing Save Wakulla Springs, 537 Hickory Wood Drive, Crawfordville, FL, reappeared before the Commission and recommended denial of Amendment 031 and associated Amendment 033.

#### **AMENDMENT 2005-1-T-033**

*A proposed text amendment to provide a traffic concurrency exemption for residential development within the USA and the Woodville Rural Community (Leon County application on behalf of the RLAA Citizens Committee). The LPA recommended denial of this amendment.*

County Commissioner Thael opined that this amendment would be unfair to developers of commercial property. He clarified with staff that commercial developers would remain subject to traffic concurrency requirements and the residential development would add trips to the transportation system, impacting what was available.

County Commissioner Chairman Sauls pointed out the commercial property owners in Woodville would receive no assistance while residential developments could be allowed without central sewer.

Mr. Louis Rothman, 1017 Piney Z Plantation Road, appeared before the Joint Commission and discussed his objection to Amendments 033 and 034. He expressed the opinion that the RLAA Citizens Committee making these amendment proposals probably represented the construction industry, the developers, and he suggested that the major expenditures in infrastructure and services required by major developments should not be borne by the homeowners and small businesses but should be paid by those developments through impact fees.

There were no speakers on the remaining proposed amendments, including:

#### **AMENDMENT #2005-1-M-002**

*A proposed map amendment change from Rural to Urban Fringe for 19.16 acres located on Crump Road (Applicant: Price H. Vincent). Planning staff and the LPA recommended denial.*

**AMENDMENT #2005-1-M-003**

*A proposed map amendment change from Mixed Use C to Recreation/Open Space-Stormwater Facility, on two contiguous parcels totaling 8.9 acres located south of Mahan Drive (East Tennessee Street) and north of Call Street (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

**AMENDMENT #2005-1-M-005**

*A proposed map amendment change from Government Operational to Mixed Use B on approximately 26.1 acres located at the intersection of Blair Stone and Miccosukee Roads (Applicant: State of Florida). Planning staff and the LPA recommended approval.*

**AMENDMENT #2005-1-M-007**

*A proposed map amendment change from Residential Preservation to Lake Protection on approximately 7.5 acres of an approximately 107 acre parcel located between North Monroe Street and Old Bainbridge Road north of the View Point development and the Edinburgh Estates subdivision (Applicant: Bob Sellars/Villas of Windsong, LTD). Planning staff and the LPA recommended approval.*

**AMENDMENT #2005-1-M-017**

*A proposed map amendment change from Government Operational to Mixed Use C for the Coleman Building on East Gaines and Meridian Streets (Applicant: State of Florida). Planning staff recommended approval and the LPA recommended approval as modified to Downtown future land use category.*

**AMENDMENT #2005-1-M-018**

*A proposed map amendment change from Government Operational to Mixed Use C for the Firestone Building on East Gaines Street, between Gadsden and Meridian Streets (Applicant: State of Florida). Planning staff recommended approval and the LPA recommended approval as modified to Downtown future land use category.*

**AMENDMENT #2005-1-M-019**

*A proposed map amendment change from Government Operational to Mixed Use C for the Bloxham Building on East Gaines Street, between Gadsden and Calhoun Streets (State of Florida). Planning staff recommended approval and the LPA recommended approval as modified to Downtown future land use category.*

**AMENDMENT #2005-1-M-020**

*A proposed map amendment change from Government Operational to Mixed Use C for the Bloxham Annex Building on East Gaines Street, between Gadsden and Calhoun Streets (Applicant: State of Florida). Planning staff recommended approval and the LPA recommended approval as modified to Downtown future land use category.*

**AMENDMENT #2005-1-M-021**

*A proposed map amendment change from Government Operational to Mixed Use C for the Johns and Clemmons Buildings on West Madison Street, between Duval and Bronough Streets (Applicant: State of Florida). Planning staff recommended approval and the LPA recommended approval as modified to Downtown future land use category.*

**AMENDMENT #2005-1-M-022**

*A proposed map amendment change from Government Operational to Mixed Use C for the Warren Building on South Duval Street, between Bloxham and Blount Streets (Applicant: State of Florida). Planning staff recommended approval and the LPA recommended approval as modified to Downtown future land use category.*

#### **AMENDMENT #2005-1-M-023**

*A proposed map amendment change from Government Operational to Mixed Use C for the Chevron Building on West Gaines, between Bronough Street and Martin Luther King, Jr. Boulevard (Applicant: State of Florida). Planning staff recommended approval and the LPA recommended approval as modified to Downtown future land use category.*

#### **AMENDMENT #2005-1-M-024**

*A proposed map amendment change from Government Operational to Mixed Use C for the Executive Building on West Bloxham Street, between Bronough Street and Martin Luther King, Jr. Boulevard (Applicant: State of Florida). Planning staff recommended approval and the LPA recommended approval as modified to Downtown future land use category.*

#### **AMENDMENT #2005-1-M-025**

*A proposed map amendment change from Government Operational to Mixed Use C for the Winchester Building Complex on Blount Street, between Bronough Street and Martin Luther King, Jr. Boulevard (Applicant: State of Florida). Planning staff recommended approval and the LPA recommended approval as modified to Downtown future land use category.*

#### **AMENDMENT #2005-1-M-027**

*A proposed map amendment change from Urban Fringe to Urban Fringe with Residential Preservation Overlay on approximately 67.21 acres located north of Bronough Street adjacent to the Baker Place Subdivision was withdrawn by the applicant, Carl Pennington, Jr.*

#### **AMENDMENT #2005-1-T-028**

*A proposed text amendment to eliminate the requirement in the Welaunee Critical Area Plan for a natural features inventory of the entire toe or the entire lot for a subdivision adjacent to the City of Tallahassee.*

#### **AMENDMENT #2005-1-T-029**

*A proposed text amendment to eliminate the requirement for a toe-wide and heel-wide stormwater facilities master plan in the Welaunee Critical Area Plan was withdrawn by the applicant, the City of Tallahassee.*

#### **AMENDMENT 2005-1-T-032**

*A proposed text amendment modifying Policy 1.1.1 and Policy 1.1.4 of the Future Land Use Element to reflect the recent creation of the Woodville Rural Community future land use category (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

#### **AMENDMENT 2005-1-T-034**

*A proposed text amendment providing for the deletion of a temporary LOS standard previously established for Capital Circle NW and providing for an optional LOS standard of E plus 50% when a commensurate mitigation contribution is paid for certain constrained roadways located within the USA boundary; also, corrects outdated policy references to impact fee ordinances; corrects a formatting error within the capital improvements element, and adds a definition for LOS E plus 50% within the comprehensive plan glossary (Applicant: City of Tallahassee-Growth Management Department). Planning staff and the LPA recommended approval.*

#### **AMENDMENT 2005-1-T-035**

*A proposed text amendment to create a future land use category, titled Urban Residential, with a maximum residential density of 10 dwelling units per acre and a minimum of 4 (Applicant: Leon County Board of County Commissioners). Planning staff and the LPA recommended approval.*



#### **AMENDMENT 2005-1-T-036**

*A proposed text amendment modifying Policy 1.4.21 of the Future Land Use Element to require additional Land Development Regulations within the Central Urban category (Applicant: Tallahassee-Leon County Planning Department). Planning staff recommended approval and the LPA continued the item until November 10, 2004.*

#### **AMENDMENT #2005-1-M-037**

*A proposed text amendment to the definition of "altered floodplains" in the Comprehensive Plan was withdrawn by the applicant, the City of Tallahassee.*

**WITHDRAWN**

#### **AMENDMENT #2005-1-M-038**

*This proposed amendment changes and updates several policies in the Conservation Element addressing the role of the recently adopted Tallahassee-Leon County Greenways Master Plan (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

#### **AMENDMENT #2005-1-M-039**

*A proposed text amendment to establish community reinvestment act standard (Applicant: Leon County Board of County Commissioners). Planning staff's recommendation was to be provided and the LPA continued the item to November 10, 2004.*

#### **AMENDMENT 2005-1-T-040**

*A proposed text amendment to the annual update of the five-year schedule of Capital Improvements Projects (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

#### **AMENDMENT 2005-1-T-041**

*A proposed text amendment change to the Glossary definition of Affordable Housing (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

#### **AMENDMENT 2005-1-T-042**

*A proposed text amendment amending the maps indicating Census Tracts targeted by Housing Policy 1.2.4 to reflect the 2000 Census data, dealing with the provision of Inclusionary Housing in selected Census Tracts (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

#### **AMENDMENT 2005-1-T-043**

*A proposed amendment to add a vision statement to the Comprehensive Plan that will provide an overview of the community's desired future direction, with the vision statement to be created by an 18-member committee composed of community stakeholders (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

#### **AMENDMENT 2005-1-T-044**

*A proposed amendment to Objective 1.4 of the Land Use Element deleting reference to a date and replacing the word "adopt" with "maintain", as Objective 1.4 directs the establishment of Land Development Regulations to implement the Comprehensive Plan and that objective has been achieved (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

#### **AMENDMENT 2005-1-T-045**

*A proposed amendment deleting Policy 1.4.4 from the Land Use Element of the adopted Comprehensive Plan, as Policy 1.4.4 provides for the Bradfordville Citizens Task Force report to be reviewed by The City and County*

*Commissions, and that policy has been completed (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

#### **AMENDMENT 2005-1-T-046**

*A proposed amendment to Objective 2.1 of the Land Use Element deleting reference to a date and replacing the word "adopt" with "maintain", as Objective 2.1 directs the establishment of Land Development Regulations to implement the Comprehensive Plan and that objective has been achieved (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

#### **AMENDMENT 2005-1-T-047**

*A proposed amendment to Objective 3.1 of the Land Use Element deleting reference to a date and replacing the word "adopt" with "maintain", as Objective 3.1 directs the establishment of Land Development Regulations to implement the Comprehensive Plan and that objective has been achieved (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

#### **AMENDMENT 2005-1-T-048**

*A proposed amendment to Objective 4.1 of the Land Use Element deleting reference to a date and replacing the word "adopt" with "maintain", as Objective 4.1 directs the establishment of Land Development Regulations to implement the Comprehensive Plan and that objective has been achieved (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

#### **AMENDMENT 2005-1-T-049**

*A proposed amendment to Policy 5.1.2 of the Land Use Element deleting reference to developing a school siting process by March 31, 1998, as that policy has been completed (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

#### **AMENDMENT 2005-1-T-050**

*A proposed amendment to Objective 5.3 of the Land Use Element deleting "by 1991", addressing all decisions regarding land requirements for future utility facilities consistency with the Comprehensive Plan (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

#### **AMENDMENT 2005-1-T-051**

*A proposed amendment to delete Goal 7, Objective 7.1 and Policy 7.1.1, which provide the criteria for a Southside Sector Plan, as this section was superseded by the South Monroe Sector Plan (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

#### **AMENDMENT 2005-1-T-052**

*A proposed amendment to Policy 11.2.1 of the Land Use Element deleting reference to the year 2001 and clarifying the annual report language (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

#### **AMENDMENT 2005-1-T-053**

*A proposed amendment to delete Policy 11.3.3 of the Land Use Element, which recommends establishing a tax increment financing district in the Southern Strategy Area to encourage reinvestment (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

**AMENDMENT 2005-1-T-054**

*A proposed amendment to delete Policy 11.3.4 of the Land Use Element, which requires the mapping of existing environmental conditions in the Southern Strategy Area (Applicant: Tallahassee-Leon County Planning Department). Planning staff and the LPA recommended approval.*

**ADJOURNMENT**

There being no further business to come before the Joint Commission, the meeting was adjourned at 8:35 p.m.

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Cliff Thael  
Chairman

ATTEST:

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Bob Inzer, Clerk of the Circuit Court